



**FARMERS
BRANCH**

ORDINANCE NUMBER 2228

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CAR WASH WITHIN PLANNED DEVELOPMENT NO. 25 (PD-25) ZONING DISTRICT AND LOCATED AT 13211 STEMMONS FREEWAY, THE NORTHWEST CORNER OF VALLEY VIEW LANE AND STEMMONS FREEWAY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a car wash within Planned Development No. 25 (PD-25) zoning district and specifically located on the 0.698 tract of land located at the northwest corner of Valley View Lane and the west service road of Stemmons Freeway (IH 35E) and addressed as 13211 Stemmons Freeway.

SECTION 2. That the car wash shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a car wash.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

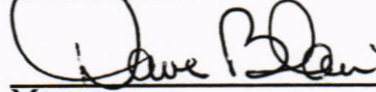
SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

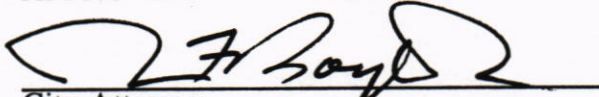
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 23rd day of October, 1995.

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

**Proposed Carwash Addition
Mobil Gas Station
13211 Stemmons Freeway**

Statistical Summary:

Site area: 30,398 square feet (0.698 acres)

Building Area:

Existing	1,977 square feet
To be added	623 square feet
Total:	2,600 square feet

Site Coverage:

Existing	6.5 percent
To be added	2.1 percent
Total:	8.6 percent

Landscaping:

Existing	248 square feet
To be added	2,312 square feet
Total:	2,560 square feet

Existing zoning: PD-25 (LI)

Parking Summary:

Spaces required	6
Spaces provided	15*

* Includes one (1) handicap accessible space but does not include pump parking

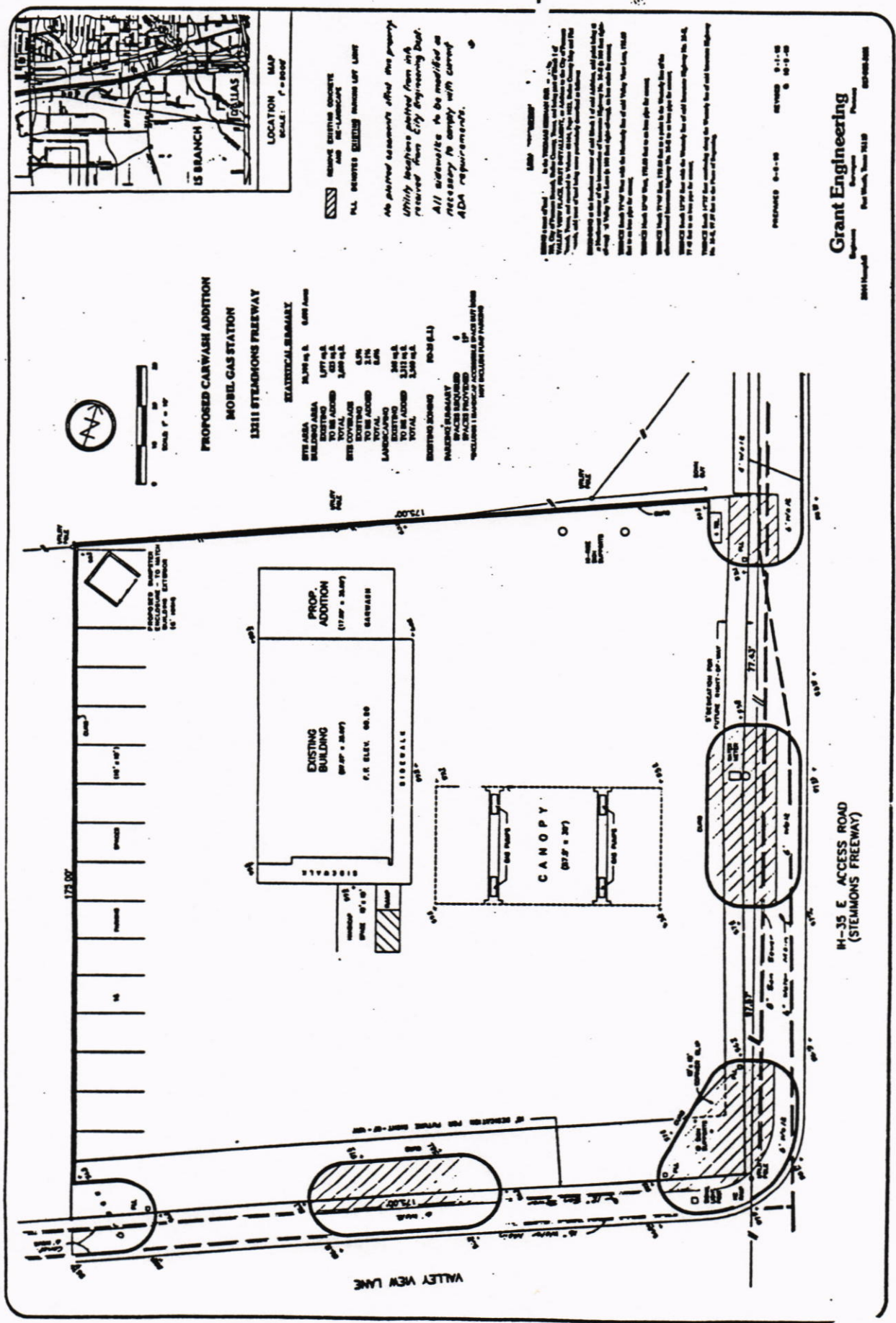


EXHIBIT "A" (2 of 8)

Grant Engineering
Professional Engineers
13211 Stemmons Freeway
Dallas, Texas 75244
(214) 343-1111

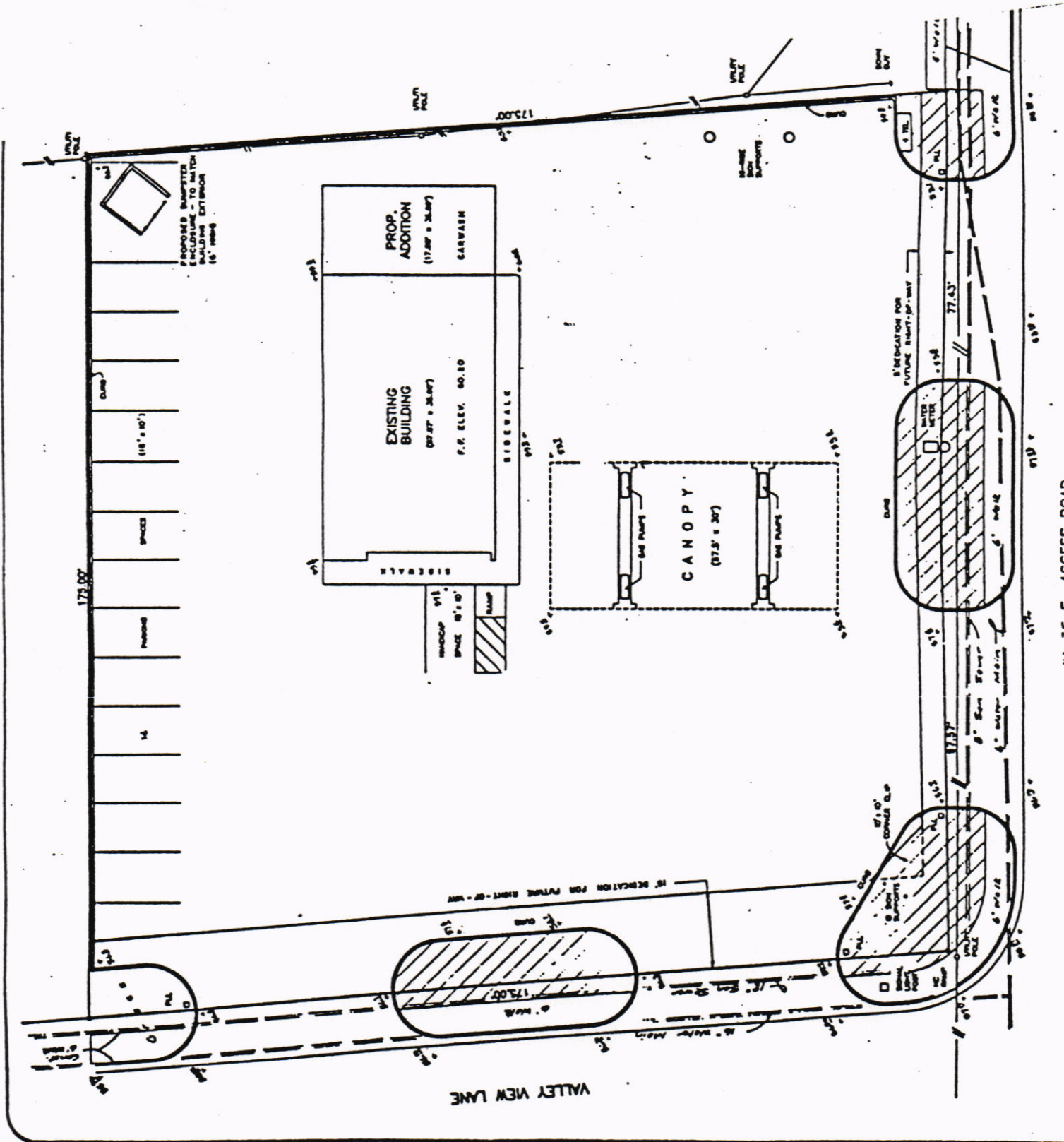


EXHIBIT "A" (3 of 8)

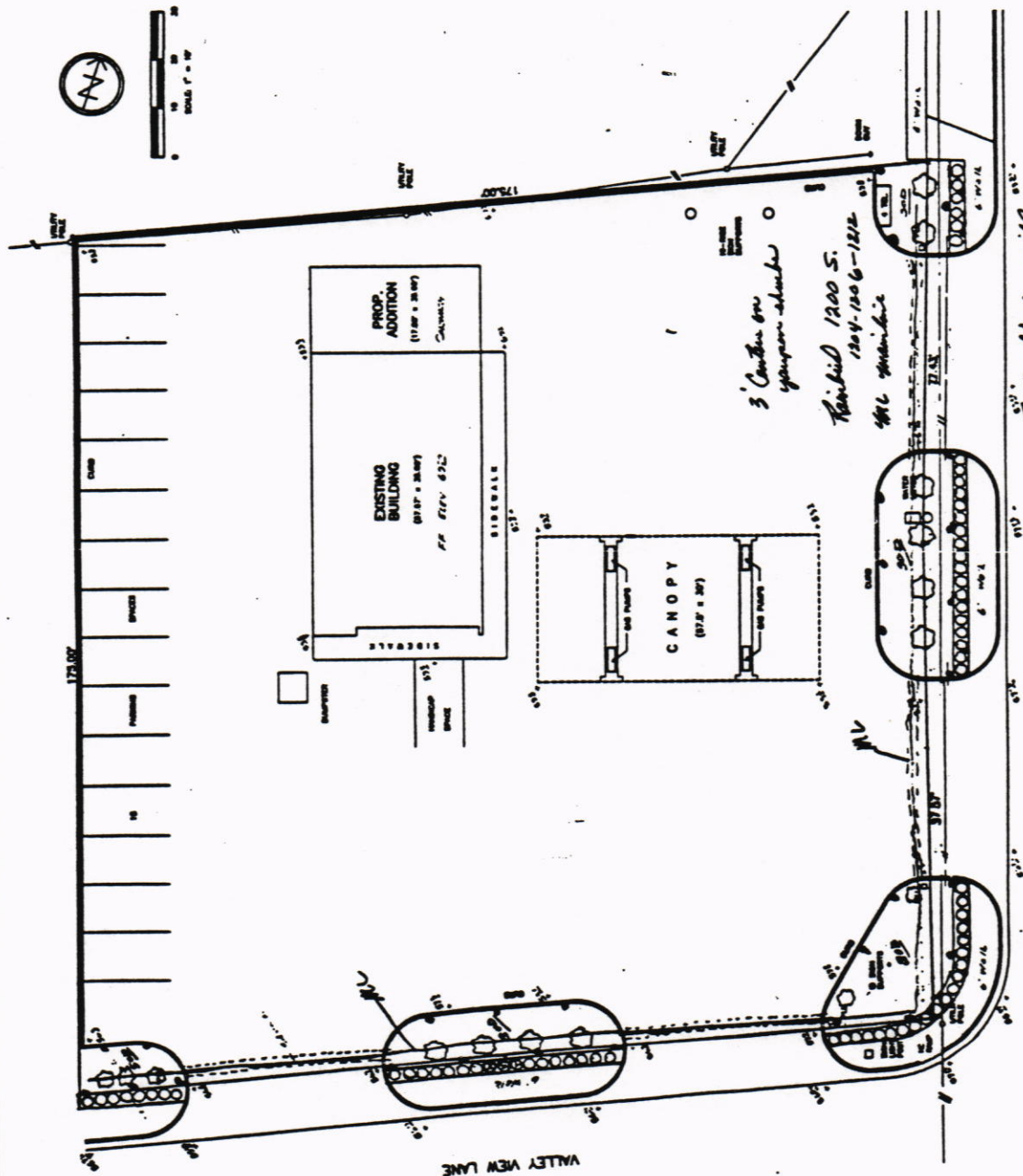


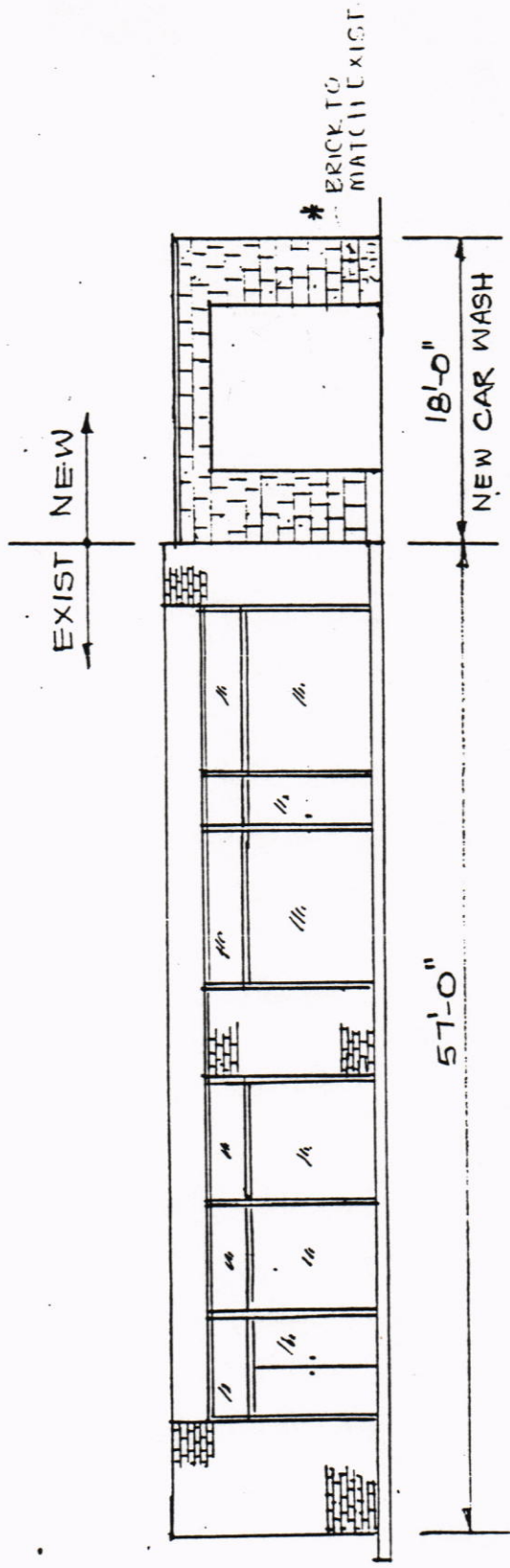
FIGURE 1

14- 6'5" Red Cane maple
 69- 496 Oak system
 275th Redwood Grove
 190' 0.0619
 40 - Sprinkled 10, 12 and
 1000

Grant Engineering
Engineers Surveyors Planners
2004 Mansfield Road, Wokingham, RG40 3AB
Tel: 01344 871111 Fax: 01344 871112
E-mail: info@grant-engineering.co.uk

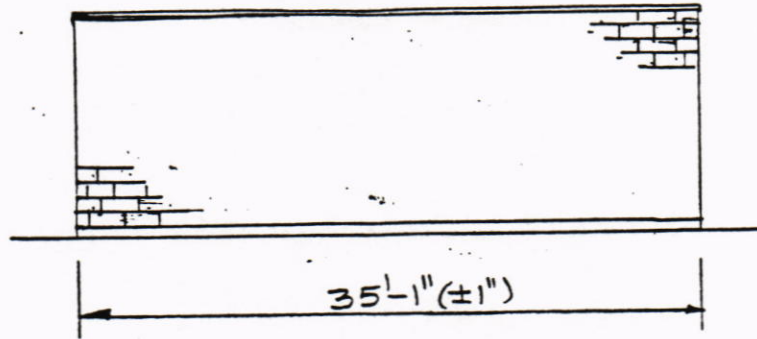
^{WV} Foster Bladen will
contact Henry Skipton
for approval on IN 55
Quintrell & Co. printing

**4H-35 E ACCESS ROAD
(STEMMONS FREEWAY)**

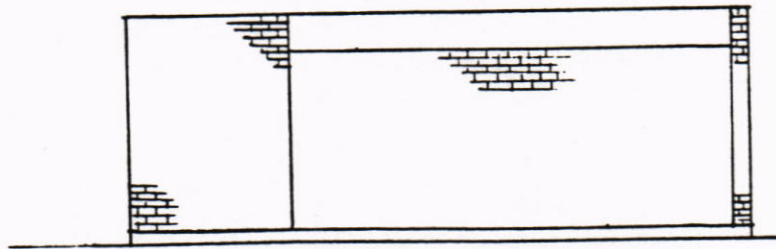


EAST ELEVATION

* BRICK IS MULTI-COLORED

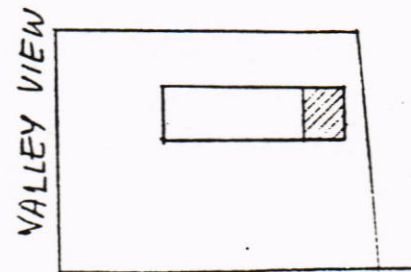


NORTH ELEVATION



SOUTH ELEVATION

EXHIBIT "A" (7 of 8)



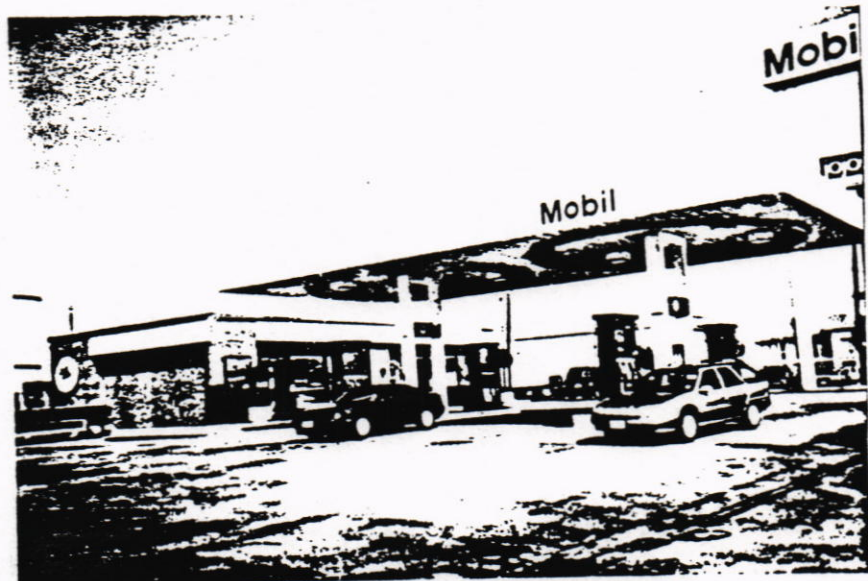
35E
KEY PL

Mobil

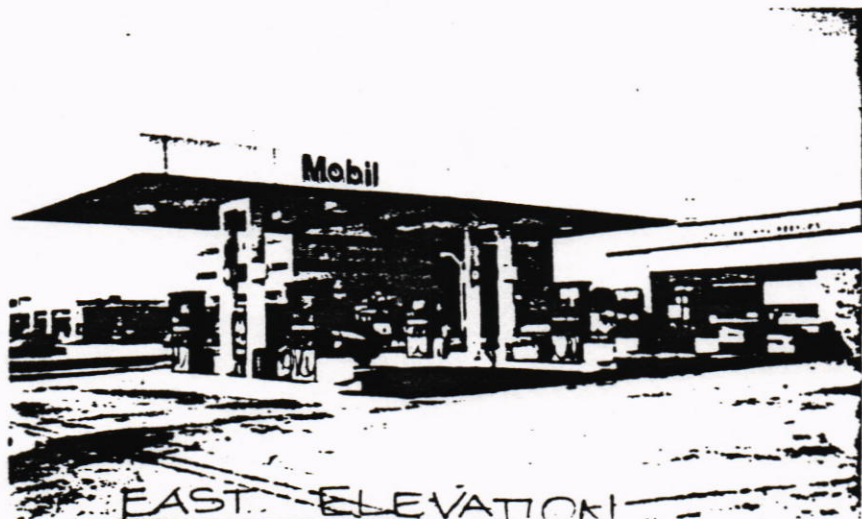
EXHIBIT "A" (8 of 8)



NORTH EAST ELEVATION



SOUTHEAST ELEVATION



EAST ELEVATION